

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

*December 18, 2003*

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

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## COMMISSIONERS

**RICHARD W. TRUESDELL, CHAIRMAN**

**TODD NIGRO, VICE-CHAIRMAN**

**BYRON GOYNES**

**LAURA McSWAIN**

**STEVEN EVANS**

**LEO DAVENPORT**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

**COMMISSIONERS BRIEFING:** 5:15 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. The Planning Commission may ask applicants and other interested parties for information or presentations. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

**CALL TO ORDER:** 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

**ROLL CALL:**

**ANNOUNCEMENT:** Satisfaction of Open Meeting Law Requirements

**NOTICE:** This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway  
Senior Citizen Center, 450 East Bonanza Road  
Clark County Courthouse, 200 East Carson Avenue  
Court Clerk's Office Bulletin Board, City Hall Plaza  
City Hall Plaza, Special Outside Posting Bulletin Board

**MINUTES:** Approval of the minutes of the *November 20, 2003* Planning Commission Meeting

**ACTIONS:** ALL ACTIONS ON TENTATIVE SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

#### PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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#### CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. TMP-3334 - CORDOVA AT SUMMERLIN - THE HOWARD HUGHES CORPORATION - Request for a Tentative Map FOR A 127-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 15.9 acres adjacent to the northwest corner of Desert Foothills Drive and Charleston Boulevard (APN: 137-34-801-004), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).
2. TMP-3341 - CITATION HOMES ON BEHALF OF CARL W. & RUTH HEAVIN AND DESERT MOBILE HOME PARK, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR AN 18-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.46 acres at 4441 East Van Buren Avenue (APN: 140-29-101-002 and 005), R-MHP (Residential Mobile Home Park) Zone under Resolution of Intent to R-CL (Single Family Compact-Lot) [PROPOSED: R-CL (Single-Family Compact-Lot)], Ward 3 (Reese).
3. EOT-3251 - GREAT AMERICAN CAPITAL ON BEHALF OF CHABAD OF SUMMERLIN, INC. - Request for an Extension of Time of an approved Variance (V-0073-01) WHICH ALLOWED 315 PARKING SPACES WHERE 405 PARKING SPACES ARE REQUIRED adjacent to the southeast corner of Regatta Drive and Breakwater Drive (APN: 138-16-714-003, 138-717-002, and 138-16-820-001), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
4. EOT-3252 - GREAT AMERICAN CAPITAL ON BEHALF OF CHABAD OF SUMMERLIN, INC. - Request for an Extension of Time of an approved Site Development Plan Review [Z-0121-87(1)] WHICH ALLOWED A PROPOSED 8,325 SQUARE FOOT SYNAGOGUE adjacent to the southeast corner of Regatta Drive and Breakwater Drive (APN: 138-16-714-003), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
5. ANX-3344 - HOLLY FERREL, LIMITED LIABILITY COMPANY - Petition to annex approximately 1.5 acres of property located adjacent to the west side of Ferrell Street, approximately 200 feet south of corner of Holly Avenue (APN: 139-20-401-012, 013, and 014), Ward 5 (Weekly).

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#### PUBLIC HEARING ITEMS:

6. ABEYANCE - RENOTIFICATION - SDR-3253 - SOHO LOFTS, LIMITED LIABILITY COMPANY ON BEHALF OF SMITH-ENGLAND TRUST - Request for a Site Development Plan Review FOR A 112 UNIT RESIDENTIAL DEVELOPMENT WITH APPROXIMATELY 4,000 SQUARE FEET OF RETAIL AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STEP BACK STANDARD AND REQUIRED SIDEWALK WIDTH on 0.68 acres adjacent to the southwest corner of Las Vegas Boulevard and Hoover Street (APN: 139-34-401-003), C-2 (General Commercial) Zone, Ward 5 (Reese).
7. ABEYANCE - RENOTIFICATION - SUP-3352 - SOHO LOFTS, LIMITED LIABILITY COMPANY ON BEHALF OF SMITH-ENGLAND TRUST - Request for a Special Use Permit FOR A MIXED-USE DEVELOPMENT WITH 112 RESIDENTIAL UNITS AND APPROXIMATELY 4,000 SQUARE FEET OF RETAIL SPACE adjacent to the southwest corner of Las Vegas Boulevard and Hoover Street (APN: 139-34-401-003), C-2 (General Commercial) Zone, Ward 5 (Weekly).
8. VAC-3409 - SOHO LOFTS, LIMITED LIABILITY COMPANY ON BEHALF OF THE SMITH-ENGLAND TRUST - Request for a Petition to vacate the south 6 feet of Hoover Avenue, between Las Vegas Boulevard and 4th Street, Ward 5 (Weekly).
9. ABEYANCE - ZON-3197 - RICHARD AND BARBARA STIMAC - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 3.53 acres adjacent to the southwest corner of Craig Road and US 95 (APN: 138-03-701-003), Ward 6 (Mack).
10. ABEYANCE - SUP-3179 - TSEGEHANNA HABTEMICAEL ON BEHALF OF MARION BENNETT - Request for a Special Use Permit FOR THE SALE OF BEER AND WINE FOR OFF-PREMISES CONSUMPTION AND A WAIVER OF THE MINIMUM 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM EXISTING CHURCHES at 632 "H" Street (APN: 139-27-310-067), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
11. ABEYANCE - SDR-3211 - COMMUNITY OF CHRIST - Request for a Site Development Plan Review FOR A GYMNASIUM, CLASSROOM AND EXPANSION OF AN EXISTING CHURCH on 1.96 acres at 5401 West Oakey Boulevard (APN: 163-01-701-005), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation], Ward 1 (Moncrief).

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12. **ZON-3326 - RASO CORPORATION** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.94 acres on the south side of Vegas Drive, approximately 584 feet west of Pyramid Drive (APN: 139-30-501-001), Ward 5 (Weekly).
13. **SDR-3327 - RASO CORPORATION** - Request for a Site Development Plan Review FOR A 9,000 SQUARE FOOT OFFICE DEVELOPMENT on 0.94 acres on the south side of Vegas Drive, approximately 584 feet west of Pyramid Drive (APN: 139-30-501-001), R-1 (Single Family Residential) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly).
14. **ZON-3328 - KIMBALL HILL HOMES ON BEHALF OF PARDEE HOMES** - Request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL) GENERAL PLAN DESIGNATION] TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 4.2 acres adjacent to the south side of Deer Springs Way, approximately 660 feet west of Tee Pee Lane (APN: 125-19-701-002 and 003), Ward 6 (Mack).
15. **VAR-3331 - KIMBALL HILL HOMES ON BEHALF OF PARDEE HOMES** - Request for a Variance TO ALLOW 34,637 SQUARE FEET OF OPEN SPACE WHERE 46,488 SQUARE FEET IS REQUIRED FOR A PROPOSED 65-LOT SINGLE FAMILY DEVELOPMENT on 15.4 acres adjacent to the southwest corner of Tee Pee Lane and Deer Springs Way (APN: 125-19-701-002, 003, 005, and 012), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) and U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Ward 6 (Mack).
16. **SDR-3330 - KIMBALL HILL HOMES ON BEHALF OF PARDEE HOMES** - Request for a Site Development Plan Review FOR A PROPOSED 65-LOT SINGLE FAMILY DEVELOPMENT on 15.4 acres adjacent to the southwest corner of Tee Pee Lane and Deer Springs Way (APN: 125-19-701-002, 003, 005, and 012), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) and U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Ward 6 (Mack).

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17. **ZON-3335 - LONGFORD AT LAKE MEAD, LIMITED LIABILITY COMPANY ON BEHALF OF MURTAGH FAMILY LIVING TRUST** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 7.0 acres adjacent to the southwest and southeast corners of Lake Mead Boulevard and Pink Rose Street (APN: 139-21-301-011 and 012), Ward 5 (Weekly).
18. **SDR-3340 - LONGFORD AT LAKE MEAD, LIMITED LIABILITY COMPANY ON BEHALF OF MURTAGH FAMILY LIVING TRUST** - Request for a Site Development Plan Review FOR A 60,199 SQUARE FOOT COMMERCIAL CENTER AND A WAIVER FROM THE LANDSCAPING ALONG ARTERIAL STREET REQUIREMENT on 7.0 acres adjacent to the southwest and southeast corners of Lake Mead Boulevard and Pink Rose Street (APN: 139-21-301-011 and 012), R-E (Residential Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly).
19. **SUP-3337 - LONGFORD AT LAKE MEAD, LIMITED LIABILITY COMPANY ON BEHALF OF MURTAGH FAMILY LIVING TRUST** - Request for a Special Use Permit FOR A 16,170 SQUARE FOOT AUTO REPAIR GARAGE (MINOR) adjacent to the southeast corner of Lake Mead Boulevard and Pink Rose Street (APN: 139-21-301-011), R-E (Residential Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly).
20. **SUP-3338 - LONGFORD AT LAKE MEAD, LIMITED LIABILITY COMPANY ON BEHALF OF MURTAGH FAMILY LIVING TRUST** - Request for a Special Use Permit FOR A 12,375 SQUARE FOOT AUTO REPAIR GARAGE (MINOR) adjacent to the southeast corner of Lake Mead Boulevard and Pink Rose Street (APN: 139-21-301-011), R-E (Residential Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly).
21. **SUP-3339 - LONGFORD AT LAKE MEAD, LIMITED LIABILITY COMPANY ON BEHALF OF MURTAGH FAMILY LIVING TRUST** - Request for a Special Use Permit FOR A 2,800 SQUARE FOOT AUTO REPAIR GARAGE (MINOR) adjacent to the southeast corner of Lake Mead Boulevard and Pink Rose Street (APN: 139-21-301-011), R-E (Residential Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Weekly).
22. **ZON-3345 - J.L. & VIRGINIA PENNINGTON** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 5.57 acres adjacent to the northwest corner of El Campo Grande Avenue and Rebecca Road (APN: 125-26-304-008 and 125-26-401-003), Ward 6 (Mack).

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23. SDR-3348 - J.L. & VIRGINIA PENNINGTON - Request for a Site Development Plan Review FOR A PROPOSED 11-LOT SINGLE FAMILY DEVELOPMENT on 5.57 acres adjacent to the northwest corner of El Campo Grande Avenue and Rebecca Road (APN: 125-26-304-008 and 125-26-401-003), R-E (Residence Estates) Zone [PROPOSED: RPD-2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).
24. VAR-3248 - DONALD A. ZEITER - Request for a Variance TO ALLOW AN EIGHT FOOT TALL WALL WHERE FOUR FEET WITH THE TOP TWO FEET 50% OPEN IS THE MAXIMUM HEIGHT PERMITTED ALONG THE FRONT PROPERTY LINE OF A SINGLE FAMILY RESIDENCE at 8280 Via Olivero Avenue (APN: 163-04-404-004), R-E (Residence Estate) Zone, Ward 1 (Moncrief).
25. SUP-3315 - BUMPER MEDIC ON BEHALF OF SUN WEST - Request for a Special Use Permit FOR A PROPOSED AUTO PAINT AND BODY REPAIR SHOP at 7870 West Ann Road (APN: 125-28-818-004), C-2 (General Commercial) Zone, Ward 6 (Mack).
26. SUP-3332 - MOM'S CASH BOX ON BEHALF OF FARM ROAD RETAIL, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED at 8400 Farm Road, Suite #120 (APN: 125-17-610-007), T-C (Town Center) Zone, Ward 6 (Mack).
27. SUP-3333 - MOM'S CASH BOX ON BEHALF OF NORTSHORE PLAZA, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED at 8410 West Cheyenne Avenue, Suite #100 (APN: 138-09-420-007), U (Undeveloped) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown).
28. SUP-3343 - LAS VEGAS BILLBOARDS ON BEHALF OF SAHARA RAINBOW, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14 FOOT BY 48 FOOT, OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the northeast corner of Sahara Avenue and Rainbow Boulevard (APN: 163-02-415-015), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).



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29. **RQR-3232 - LAMAR OUTDOOR ADVERTISING ON BEHALF OF POKROY N & E 1993 LIVING TRUST, ET AL** - Required Two Year Review of an approved Special Use Permit (U-0132-01) WHICH ALLOWED AN OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2395 North Rancho Drive (APN: 139-19-102-001), C-2 (General Commercial) Zone, Ward 5 (Weekly).
30. **RQR-3233 - LAMAR OUTDOOR ADVERTISING ON BEHALF OF SG PROPERTIES, LIMITED LIABILITY COMPANY** - Required Two Year Review of an approved Special Use Permit [U-0002-98(2)] WHICH ALLOWED AN OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 845 West Bonanza Road (APN: 139-28-801-008), M (Industrial) Zone, Ward 5 (Weekly).
31. **SDR-3271 - SPINNAKER HOMES VII** - Request for a Site Development Plan Review FOR A 46,760 SQUARE-FOOT OFFICE AND RETAIL COMPLEX AND A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW A MINIMUM BUILD-TO SETBACK LINE OF 47 PERCENT WHERE 70 PERCENT IS THE MINIMUM REQUIRED on 5.2 acres adjacent to the east side of Grand Montecito Parkway and the south side of Bath Drive (APN: 125-20-704-001, 002, and a portion of 005), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use - Town Center) Land Use Designation], Ward 6 (Mack).
32. **SDR-3287 - PAUL BROSSEAU ON BEHALF OF PENSKE TRUCK LEASING COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED TRUCK WASH CANOPY ADDITION AND A REQUEST FOR A WAIVER FOR A ZERO SIDE SETBACK WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED at 1132 West Bonanza Road (APN: 139-28-703-004), C-2 (General Commercial) Zone, Ward 5 (Weekly).
33. **VAR-3288 - PAUL AND SANDY BROSSEAU** - Request for a Variance TO ALLOW A 5 FOOT SIDE SETBACK WHERE 10 FEET IS REQUIRED FOR AN ADDITION TO AN EXISTING SINGLE FAMILY DWELLING at 304 Canyon Drive (APN: 139-32-211-031), R-E (Residence Estates) Zone, Ward 1 (Moncrief).
34. **SDR-3305 - LAS VEGAS VALLEY WATER DISTRICT** - Request for a Site Development Plan Review FOR A PROPOSED 10-MILLION GALLON RESERVOIR BASIN, UTILITY BUILDING, AND A 100-FOOT HIGH ANTENNA at 901 South Rampart Boulevard (APN: 138-32-401-001), U (Undeveloped) Zone [PF (Public Facility) General Plan Designation] under Resolution of Intent to C-V (Civic), Ward 2 (L.B. McDonald).



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35. **SDR-3310 - CARPENTER SELLERS ASSOCIATES ON BEHALF OF STEPHEN M. WOLD** - Request for a Site Development Plan Review FOR A PROPOSED 13,135 SQUARE FOOT RETAIL AND MEDICAL OFFICE DEVELOPMENT AND A WAIVER OF THE PERIMETER AND PARKING LOT LANDSCAPING REQUIREMENTS on 0.96 acres on the south side of Pinto Lane, approximately 310 feet east of Tonopah Drive (APN: 139-33-302-020 and 021), PD (Planned Development) Zone, Ward 5 (Weekly).
36. **SDR-3314 - SHELDON COLEN ON BEHALF OF HIGHLAND STREET GROUP, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR THE REMODEL OF A SEXUALLY ORIENTED BUSINESS AND A REDUCTION IN THE AMOUNT OF PERIMETER LANDSCAPING on 0.62 acres at 2580 South Highland Drive (APN: 162-09-110-021 and 035), M (Industrial) Zone, Ward 1 (Moncrief).
37. **SDR-3319 - PORTABLE MEDICAL IMAGING, INC. ON BEHALF OF SMOKE RANCH BUSINESS PARK** - Request for a Site Development Plan Review FOR A 6,006 SQUARE FOOT RETAIL BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPING STANDARD on 0.62 acres adjacent to the northwest corner of Smoke Ranch Road and Tenaya Way (a portion of APN: 138-15-410-034), C-PB (Planned Business Park) Zone, Ward 4 (Brown).
38. **VAR-3322 - SOUTHWEST HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF SKY RIDGE LIMITED, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 2.4 ACRES OF OPEN SPACE WHERE 4.4 ACRES ARE REQUIRED on 24.3 acres adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN: 125-07-801-002), TC (Town Center) Zone, Ward 6 (Mack).
39. **SDR-3320 - SOUTHWEST HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF SKY RIDGE LIMITED, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 263 LOT SINGLE FAMILY DEVELOPMENT on 24.3 acres adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN: 125-07-801-002), T-C (Town Center) Zone, Ward 6 (Mack).
40. **SDR-3321 - PINI LaBOUZ ON BEHALF OF ROBERT DUGAN** - Request for a Site Development Plan Review FOR AN APPROXIMATELY 2,400 SQUARE FOOT EXPANSION OF AN EXISTING SERVICE STATION/ CONVENIENCE STORE AND A WAIVER OF THE PERIMETER AND PARKING LOT LANDSCAPING REQUIREMENTS at 3701 West Sahara Avenue (APN: 162-07-512-010), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

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41. **SDR-3342 - CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A 31,500 SQUARE FOOT COMMUNITY CENTER on 2.99 acres at 6200 Elton Avenue (APN: 138-35-501-011), C-V (Civic) Zone, Ward 2 (L.B. McDonald).
42. **SDR-3347 - AUTO NATION ON BEHALF OF J R J PROPERTIES** - Request for a Site Development Plan Review FOR THE REMODELING AND EXPANSION OF A CAR DEALERSHIP on 9.39 acres adjacent to the northwest corner of Sahara Avenue and Decatur Boulevard (APN: 163-01-803-003, 004 and 005), C-2 (General Commercial) Zone, Ward 1 (Moncrief).
43. **ROC-3313 - SPEEDEE MART ON BEHALF OF MVR CORPORATION** - Request for a Review of Condition #2 of an approved Special Use Permit (U-0146-99) WHICH PROHIBITED THE SALE OF INDIVIDUAL CONTAINERS OF BEER, WINE, OR SCREW CAP WINE LARGER THAN 16 OUNCES IN SIZE at 1602 West Oakey Boulevard (APN: 162-04-602-009), M (Industrial) Zone, Ward 1 (Moncrief).
44. **VAC-3302 - SAHARA RANCHO OFFICE CENTER, LIMITED LIABILITY COMPANY** - Request for a Petition to Vacate a 20 foot wide public sewer easement generally located east of Rancho Drive, north of Sahara Avenue, Ward 1 (Moncrief).
45. **VAC-3307 - DAVID ARPIN AND KATHLEEN OLENDER** - Request for a Petition to vacate the east half of Buffalo Drive between Brent Lane and Iron Mountain Road, Ward 6 (Mack).
46. **VAC-3311 - STERLING S. DEVELOPMENT ON BEHALF OF QUARTERHORSE FALLS II, LIMITED LIABILITY COMPANY** - Request for a Petition a 10 foot wide public drainage easement at 9721 Paso Fino Street, Ward 6 (Mack).
47. **VAC-3318 - ASTORIA HOMES ON BEHALF OF ASTORIA AT LONE MOUNTAIN 30, LIMITED LIABILITY COMPANY** - Request for a Petition to vacate U.S. Government Patent Reservations and various public easements generally located east of Cliff Shadows Parkway, between Gilmore Avenue and Gowan Road, Ward 4 (Brown).

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48. VAC-3323 - CANYON RIDGE CHRISTIAN CHURCH - Request for a Petition to vacate the Bronco Street cul-de-sac bulb, located south of La Madre Way, Ward 6 (Mack).

49. VAC-3433 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF THE SCHNEIDER FAMILY TRUST - Request for a Petition to vacate Del Rey Avenue, generally located east of Buffalo Drive, Ward 1 (Moncrief).

#### NON-PUBLIC HEARING ITEMS:

50. ABEYANCE - SDR-3201 - TABERNACLE OF PRAISE CHURCH OF GOD IN CHRIST ON BEHALF OF THE BUREAU OF LAND MANAGEMENT - Request for a Site Development Plan Review FOR EXISTING TEMPORARY MODULAR TRAILERS TO BECOME PERMANENT on 5.00 acres at 7550 Constantinople Avenue (APN: 138-10-101-020), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], Ward 4 (Brown).
51. SDR-3329 - JMA ARCHITECTURE STUDIOS ON BEHALF OF UNIVERSITY BOARD OF REGENTS - Request for a Site Development Plan Review FOR A 53,150 SQUARE FOOT CLASSROOM BUILDING AND A 85,366 SQUARE FOOT HEALTH AND SCIENCE BUILDING on 12.14 acres at 1289 South Torrey Pines Drive (APN: 163-02-601-001), C-V (Civic) Zone, Ward 1 (Moncrief).
52. SDR-3317 - PHD PROPERTIES INC ON BEHALF OF TAP HOLDINGS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 3,000 SQUARE FOOT RETAIL BUILDING on 0.52 acres at 1770 South Rainbow Boulevard (APN: 163-02-212-003), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

#### DIRECTOR'S BUSINESS:

53. ABEYANCE - TXT-3312 - CITY OF LAS VEGAS - Discussion and Possible Action to delete the requirement for a Special Use Permit for Private Streets for established residential developments where all lots meet the minimum net lot size standard of Title 19.

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#### CITIZENS PARTICIPATION:

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.